



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE
BUILDING DIVISION

**HOMEOWNER'S RELIEF ACT
AND
BUSINESS OWNER'S RELIEF ACT**

On October 11, 1995 the Board of Supervisors took action to reduce or eliminate building permit requirements and/or building permit fees for certain building permits associated with single-family dwellings and duplexes. Effective November 16, 1995 (**Homeowner's Relief Act**), the following are exempt from the permit process (no plan check or permit fees, no plan review or inspections):

- ☐ Carports of 300 square feet or less. (Must meet setback requirements.)
- ☐ Patio covers of 300 square feet or less. (Must meet setback requirements.)
- ☐ Driveways when associated with a residential building permit.

Certain permits accessory to a single family dwelling, duplex or mobilehome will not pay plan check fees if the structure is built to County standard plans:

- ☐ Carports over 300 square feet
- ☐ Patio covers over 300 square feet
- ☐ Fireplaces
- ☐ Retaining walls
- ☐ Seismic retrofits

Effective November 16, 1995, (**Homeowner Relief**) and June 9, 1998 (**Business Owner Relief**), the following building permits will not require fees for permits, plan review and/or inspections. However, a no-fee permit must be obtained and all applicable inspections are still required. In some cases State and other local agency fees are applicable.

- ☐ Sea cargo containers of 320 square feet or less, when used for storage.
- ☐ Exterior siding or plastering (NOTE: Per County Building Code 704A.3.1; exterior wall finish shall be non-combustible).
- ☐ Replacement or repair of interior drywall when on a wall or ceiling not required to be fire rated.
- ☐ Skylights that are ICBO approved (NOTE: Per County Building Code 704A.1.6; skylights shall be tempered glass).
- ☐ Non-masonry fencing and free-standing walls.
- ☐ Water heater replacement (no modification or alteration of the electrical or gas system).
- ☐ Emergency gas line repair.
- ☐ Electric heat pumps and air conditioner replacement (no alteration to the existing electrical system).
- ☐ Residential Photovoltaic Electrical Systems (effective September 2001).
- ☐ Window replacements with the same net openable area (NOTE: Replacement windows must meet State of California Energy Code requirements for U-Factor and SHGC for Package 'D' of the applicable climate zone (see DPLU #409). Also, per County Building Code 704A.3.2.2; windows shall be dual-glazed with a minimum of one tempered pane, and glazing frames made of vinyl shall have welded corners and metal reinforcing in the interlock area).
- ☐ Door replacements that are not required to be fire-rated.
- ☐ Replacement of roofing material (no alteration to the existing roof structure). (NOTE: Roof material shall have a Class 'A' Fire Rating).
- ☐ Lawn sprinkler systems.
- ☐ Abandon septic system/connect to public sewer.

Elimination of the requirement for building permits for any construction work will not exempt you from complying with the zoning ordinance, Public Health and Safety Codes, or any other county, State or Federal Regulations.

The policy of the Department of Planning and Land Use, Building Division is that if you "Turn yourself in" for a violation, (meaning that no enforcement action has been taken by our staff) the investigation fee is not imposed.

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